

**AMENDED
TOWN OF ROCKY HILL
ZONING BOARD OF APPEALS
AGENDA OF TUESDAY, JUNE 19, 2007**

1. **CALL TO ORDER AT 7:30 p.m. – IN THE COUNCIL ROOM, OF THE ROCKY HILL TOWN HALL, 761 OLD MAIN ST., ROCKY HIL**
 - a. Appeal #2007-15, 2301 Silas Deane LLC requesting a variance of the Rocky Hill Zoning Regulations from Section 4.3.1 & 4.3.2 to increase maximum imperious coverage from 50% to 90% for a variance 40%; and to reduce minimum landscape coverage from 50% to 10% for a variance of 40%; Also to reduce landscape buffer area from 6' to 2' for a variance of 4'. Property located at 2301 Silas Deane Highway in a C - Commercial Zoning District;
 - b. Appeal #2007-16, Stephen B & Elizabeth L Cardello requesting a variance of the Rocky Hill Zoning Regulations, 3.5.1 to reduce the rear yard setback from 25' to 12.4' for a variance of 12.6' to construct an above ground pool. Also, to determine that the applicant had made a substantial change from the previous application. Property located at 61 Woodland Road in a R-20, Residential Zoning District;
 - c. Appeal #2007-17 Carl Hayn requesting a variance of the Rocky Hill Zoning Regulations from Section 7.2.7 to increase height of fence from 6' to 8' for variance of 2'. Property located at 51 Inwood Road in a BP - Business Park Zoning District;
 - d. Appeal #2007-18, Nedzad Abaza requesting a variance of the Rocky Hill Zoning Regulations from Section 3.5.1 to reduce the side yard set back from 15' to 10' for a variance of 5' to construct a rear addition/ Property located at 84-86 Walnut Road in a R-20, Residential Zoning District;
 - e. Appeal #2007-19, Corporation of Independent Living requesting variance of the Rocky Hill Zoning Regulations Section 3.5.1 & 7.1.2. to reduce front yard setback from 40' to 20.8' for a variance of 19.2' from Walnut Road and 40' to 27.6' for a variance of 12.4' from Birch Road and reduce side yard line from 15' to 5.4' for a variance of 9.6' to construct a second floor addition and handicapped accessible ramp. Property located at 35 Walnut Road in a R-20, Residential Zoning District.
2. **NEW BUSINESS**
 - a. Appeal #2007-15, LaFoll & LaFoll, 2301 Silas Deane
 - b. Appeal #2007-16, Stephen B & Elizabeth L Cardello, 61 Woodland Road
 - c. Appeal #2007-17, Carl Hayn, 51 Inwood Road
 - d. Appeal #2007-18, Nedzad Abaza, 84-86 Walnut Road
 - e. Appeal #2007-19, Corporation of Independent Living, 35 Walnut Road
3. **APPROVE WORKING NOTES**
4. **ANY OTHER BUSINESS**
5. **ADJOURN**